

# Knott's Landing Maintenance Corporation

Board Meeting, January 13, 2026

The meeting was called to order at 6:00pm by President Karen Hawkins.

**Attendees:** President Karen Hawkins, Frank Temyer-Vice-President, Michelle Lee-Treasurer, Dyson Kline-Secretary, Michael Lanzano- Member- at- Large, Robert Dixon-Member-at-large, Jim Green-member-at-large.

**Secretary's Report:** Dyson Kline read the minutes of the December 16, 2025 Board Meeting . Frank Temyer suggested that the minutes needed to reflect the ongoing discussion between the Board and Milford Public Schools about relocating the school bus pickup to within our community. Michelle made a motion not to accept the minutes at this time until that discussion was added to the minutes and second by Robert Dixon. The Board voted to wait to approve the minutes until this discussion was added to the minutes.

**Treasurer's Report:** Michelle Lee reported that as of December 31, 2025, the PNC checking account balance is \$19, 579.66. The Edward Jones Account balance is \$49, 246.45. Dyson Kline made a motion to accept the Treasurer's report as read and second by Robert Dixon.

**Old Business:** The board discussed the ongoing issue trying to have school buses load and unload children within our community. The Milford School District has said that our longest distance within the community is less than a half mile, according to Google Maps, and does not meet their guideline of over a half mile. . The Board has discussed that this might not be accurate . Robert Dixon stated that we should hire a surveyor to measure the distance. President Hawkins stated that she has the names of two surveyors in the area. Annand Douglas from Lincoln, DE and William Sapp from Harrington, DE. Dyson Kline made a motion to hire a surveyor and second Robert Dixon. The board voted to accept the motion. President Hawkins said she would contact these surveyors and report back with their fees.

**New Business:** Michelle stated that PNC Bank is requiring a new signature card of the new Knott's Landing Officers for 2026. She will contact PNC Bank and schedule a meeting for President Hawkins, Dyson Kline and herself to complete this transaction.

Michelle reported to the Board that the landscapers were trimming the trees and bushes along Bowman Rd going towards Airport Rd. President Hawkins stated that our landscapers have submitted their first invoice for January.

Frank Temyer asked Robert about the status of the delinquent accounts that were sent certified letters by our attorney. Robert stated that two of the six owners that were sent letters have settled up with their debt. Two of the remaining four who were sent certified letters haven't signed to receive them. Frank said that he has talked to other HOA Board members within the Milford area and they told him their HOA 's have a debt collector attorney, who takes care of collecting the debt. Frank suggested that if the Board would want to consider hiring a debt collection attorney, he would contact them. The Board decided for Frank to contact these attorneys for more information.

President Hawkins reported that Mr. Sheldon Gofberg, who is moving to Knott's Landing by April, emailed the Board asking if Knott's Landing has any restrictions on putting up a radio tower on the property. After some discussion about the deed restrictions, the Board 's decision was not to approve the radio tower. President Hawkins will send Mr. Gofberg an email stating the Board's decision.

With no further business to discuss, a motion was made by Michelle Lee to adjourn and second by Dyson Kline. The meeting was adjourned. The next Board meeting will be February 17, 2026 at 6:00pm at the Police Station.

Respectfully yours,

Dyson Kline- Secretary